114.0	0004	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,700 /	825,700
					USE VALUE:	825,700 /	825,700
					ASSESSED:	825,700 /	825,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
250		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILT MARY L
Owner 2:	
Owner 3:	
Street 1:	250 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HILT MARY L -
Owner 2:	AUSTILL RANDOLPH A -
Street 1:	250 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,553 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2076 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8553.000	352,100		473,600	825,700
Total Card	0.196	352,100		473,600	825,700
Total Parcel	0.196	352,100		473,600	825,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.74 | /Parcel: 397.7

Legal Description

User Acct 73084

GIS Ref

GIS Ref

Insp Date 08/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0004-0013.0

!8864!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,100	0	8,553.	473,600	825,700	825,700	Year End Roll	12/18/2019
2019	101	FV	280,000	0	8,553.	480,400	760,400	760,400	Year End Roll	1/3/2019
2018	101	FV	296,500	500	8,553.	358,600	655,600	655,600	Year End Roll	12/20/2017
2017	101	FV	296,500	500	8,553.	324,800	621,800	621,800	Year End Roll	1/3/2017
2016	101	FV	296,500	500	8,553.	311,200	608,200	608,200	Year End	1/4/2016
2015	101	FV	288,900	500	8,553.	263,900	553,300	553,300	Year End Roll	12/11/2014
2014	101	FV	288,900	500	8,553.	250,300	539,700	539,700	Year End Roll	12/16/2013
2013	101	FV	288,900	500	8,553.	238,200	527,600	527,600		12/13/2012

PRINT

Date	Time
12/10/20	23:24:13

LAST REV

Date	Time
09/24/18	10:51:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8864

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILT MARY L,	61027-390		1/23/2013	Estate/Div	1	No	No		
MACDONALD WILLI	28826-482		7/13/1998		319,300	No	No		Y

USER DEFINED

Prior Id # 1:	73084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/1995	381		2,000					12X24 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
3/28/2009	Meas/Inspect	201	PATRIOT
11/6/2000	Hearing N/C		
2/7/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8553		Sq. Ft.	Site		0	70.	0.79	5									473,616						473,600	

Total AC/HA: 0.19635 | Total SF/SM: 8553 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,616 | Spl Credit | Total: 473,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32654643
Const Adj.:	1.00999999
Adj $ / SQ:	167.476
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478422
Depreciation:	126303
Depreciated Total:	352118

COMMENTS

OF=SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

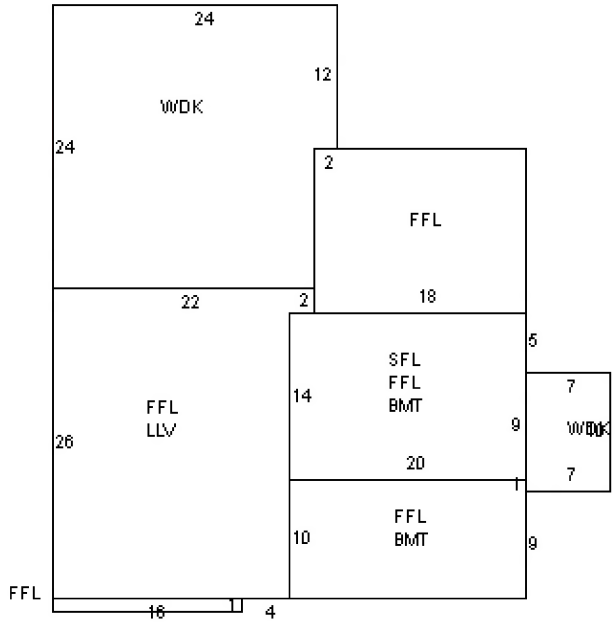
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.22
Special Features:	0	Val/Su Net:	110.79
Final Total:	352100	Val/Su SzAd	226.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	167.480	213,030
WDK	Deck	622	7.680	4,779
LLV	Lower Level	524	131.890	69,109
BMT	Basement	480	50.240	24,117
SFL	Second Floor	280	167.480	46,893

Net Sketched Area:	3,178			Total:	357,928
Size Ad	1552	Gross Are	3178	FinArea	2076

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	